



October 3, 2025

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

**Re: Site Plan Application
HOPE DREAM CENTER
Virginia Parkway Professional Center South - Lot 12R
2769 Virginia Parkway, McKinney, Texas
Zoned: PD99-07-53 (O Base)**

Attached please find the Site Plan submittal for Hope Dream Center. Lot 12R is a 1.082-acre lot located south of Virginia Parkway, approximately 700 ft east of Jordan Road. The surrounding lots are fully developed making this the last lot in the subdivision to develop. As such, we are requesting a design exception for the 20-ft adjacency setback for off-street parking to allow the proposed 10-ft parking setback. The lot is zoned as PD99-07-53 (O - Office Base). The intended use is Office and Indoor Event Center with associated meeting rooms, training room (≈ 240 seats), caterer's kitchen and dining. Project details are listed below:

- 700ft East of SEC Jordan Road & Virginia Parkway
- 1.082-Acre Zoned PD99-07-53 (O Base)
- Proposed Use: Office and Indoor Event Center
- One Two-Story Building $\approx 15,187$ sf (with split levels)
- $\approx 12,020$ sf Building Footprint (L1 & L2)
- 60 Parking Spaces (with shared parking for additional 7 Parking Spaces)
- Training Room (240 seats)
- Caterer's kitchen and dining
- No existing trees
- Design exception: request 20-ft off-street parking setback be reduced to 10-ft

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney. Thank you in advance for your consideration. Please contact me if you have any questions or concerns, at 972.532.1577.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "DAR", is placed above the printed name of the signatory.

Daniel Franklin, PE
Project Engineer